

Proposal for the Redevelopment of  
**FOREST PARK**



Landscape Architects  
Bruce Kelly / David Varnell  
June 27, 1989



June 23, 1989

S. Jerome Pratter  
Forest Park Forever  
5595 Grand Drive  
St. Louis, MO 63112

Dear Mr. Pratter:

I am happy to submit herein the following material that you requested:

- 1) A preliminary outline of the scope of work to develop a redevelopment plan for Forest Park;
- 2) An estimated budget to undertake the scope of work;
- 3) A staffing allocation chart;
- 4) A timetable including a flow chart;
- 5) A projection of the number of meetings and with whom in order to prepare the plan; and
- 6) A description of the interim and final products.

These materials are, of course, preliminary and abstract. The scope of work will be clarified once the process begins. It would be our goal to tailor our work to fit the place, and your program as we more fully understand Forest Park's charms and problems.

This is a great project. We salute you on your high minded public spirit. We would very much like to work with you on taking Forest Park into the next century.

Sincerely,

*Bruce Kelly*  
Bruce Kelly

BK/ao

*Duncan Reed/re billings*

1) PRELIMINARY OUTLINE OF THE SCOPE OF WORK  
NECESSARY FOR A REDEVELOPMENT PLAN FOR FOREST PARK

STEP 1 Review available base information, previous plans, and reports.

Maps and plans including:

- o Current aerial photographs
- o A topographic map with 1' contour intervals, tree locations, walks, roads, walls, rocks, structures, any other site features, boundaries, and easements.
- o Utilities plan showing all mapped information about electric, telephone, water, and sewer.

Statistical Reports and Studies including:

- o Current traffic and parking data.
- o Information concerning existing institutions and uses.
- o Existing public opinion data.
- o Demographic information on users.
- o Public transportation information.
- o Ordinances affecting the park.
- o Other relevant reports and studies, and

Historical Research: Forest Park by Loughlin and Anderson will provide us with the history of the park. We will draw the different historical eras of the park landscape in plan form for easy comparison. Other primary sources, archives, and historical writings will be used to enrich each to include as much specific information as we can uncover and depict.

STEP 2 With all of the relevant existing information on Forest Park compiled we would then know what additional data would be needed. Some still may have to be obtained: for instance, studies about the existing horticultural community and park hydrology are not in the "Forest Park Master Plan." These are necessary to develop a comprehensive plan with scopes and estimates. All the required additional data will be listed to be obtained during the site investigation phase of work, Step 3.

STEP 3 Site inventory. We would break the landscape down into the component pieces which make it up, and would analyze the existing conditions of each, including:

- o Drainage and Hydrology: Drainage, both mechanical and natural, is a major problem in Forest Park. The topography of the landscape is sometimes excessively steep, promoting rainwater erosion. When this is compounded with user abuse, the problem can be severe. Other places are almost completely flat, which makes positive drainage problematic. The existing mechanical system (drain inlets and pipes) are apparently inadequate given the flooding in the landscape. These quantitative engineering concerns must be understood and accounted for before the many more easily seen parts of park improvements can be undertaken. Other aspects of the drainage, such as the sanitary sewer that empties into Post Dispatch lake are contradictory to the purpose of the park. This should be remedied. The hydrological system can and should work as an amenity, and not a deficit in the park. We will coordinate with the State Fish and



Game Commission and the Metropolitan Sewer District offices, who we understand are the best resources. We will probably need a civil engineering consultant to help us on this phase of work.

o Soil Analysis: The soils throughout the park should be understood and identified. We would base our study on soil conservation maps which we assume are available for Forest Park. While it appears that the soil is good, we must confirm that and be able to identify areas of eccentric soil conditions. We would want to know in general terms both the soil's organic characteristics, which affect plant growth, and its mechanical characteristics (such as angle of repose or building capacity), which affect construction engineering.

o Analysis of the condition of all construction materials including paving, curbs, walks, signage, lighting, benches, trash cans, etc.: We would look at every construction object in the landscape to determine it's condition, use, and viability. This would enable us to determine a palette of construction materials for recycling or future installation, and to decide which elements might have become obsolete or unattractive and need to be replaced.

o Circulation Analysis: The path and roadway layout of the park dictate the way in which the landscape is used. Unfortunately, Forest Park's existing circulation system is in poor condition. The vehicular roadways are confusing and too numerous. There is no dedicated, distinct bicycle

circulation system, and virtually no pedestrian system. Most pedestrians cut across the landscape, debilitating the horticulture and often actually minimizing their own park experience. The existing circulation system detracts from the park's best qualities of horticultural and topographic scenery instead of enhancing it. A thorough understanding of the park's circulation system requirements is consequently crucial to the improvement of the landscape. We would want to analyze every type of traffic -- cars, horses, skates, bicycles, pedestrians, and wheel chairs -- building on existing data from traffic studies and the Forest Park Master Plan to quantify the number of users, destinations, and the inherent conflicts between users, and between users and the landscape.

o Identification of Plant Types and Conditions: We would take a thorough look at the entire vegetative community of Forest Park, including trees, shrub masses, and ground covers. This analysis would include species identification, location, and condition of the plantings. It would allow us to understand the characteristics of the existing plant community giving us the opportunity to determine what is necessary to preserve the existing plants, to get some idea of their projected longevity, and to prepare a plan for systematically and scientifically planting to insure an ongoing, viable plant community for the park. Forest Park is greatly endowed with beautiful trees in their maturity. Planning must be undertaken to guarantee this as a perpetual condition.



o Analysis of Condition and Use of Structures: Each park structure should be evaluated to determine its structural and functional viability. For each of the existing park buildings we would find any specific problems (leaking, structural integrity, etc.), calculate its square footage, and examine its use. Afterwards we would look at each use function necessary for operation of the park: maintenance, security, education, user services (toilets, food, shelter, etc.), and analyze the efficiency and practicality of each structure in regards to park needs.

STEP 4 Historic landscape analysis. This survey, closely related to and in tandem with Step 3, is to determine the historic integrity and approximate age of all construction and planting. While we are looking at the condition of, let us say, a specific bench to know its structural integrity and usability, we would at the same time want to determine when it was put in, whether the materials used are original (or if not, when they were introduced) and altogether connect the material being investigated into the history of the landscape as we determined it in Step 1. This analysis would be done for every object in the landscape, from manhole covers to architecture to horticulture in order to understand who put it in as a part of what plan in what year. This would tell us which parts of Forest Park are, say, 1900 or 1930, and thereby allow us to begin to understand the landscape as an historic artifact. We would have, through this process, a detailed curatorial sense of the park not different from an art historian's perception of an important painting.

STEP 5 Existing land use analysis within and surrounding Forest Park. While all of Forest Park is park land, there are within the park several different kinds of uses, intensities of use, and various users. We would want to analyze what parts of the park are devoted to what uses (tennis courts, passive recreation, jogging, ball fields, institutions, etc.). This information will be integrated with the circulation study to determine where users are coming from and going to and in what intervals. This study would show us "population centers" which, when considered with physical characteristics such as topography and soil, would indicate stress areas.

Beyond the boundaries of the park we would want to study land uses as well. These will show us where users are coming from, and will indicate compatible and incompatible uses. Also, land use analysis beyond the park boundaries might indicate city planning issues that could benefit the park, such as potential special taxes for properties adjoining the park; land development with special park taxes; or an authority district to generate revenues devoted to the park.

STEP 6 Program for future use. With the above data and the "Forest Park Master Plan" we will assist in developing a program for future use. Lead by the Parks Department, they, users, and citizens groups will need to determine, with our help based on the compiled information, exactly what Forest Park should be. It is our feeling that it should not and cannot be a "catch all" for every recreational purpose. The parameters for the functions to be included in Forest Park should be carefully defined. Once it is determined what the the park is to be used for, there should be a moratorium on new uses, new



structures, and new functions. It is by giving the landscape a specific definition, and polishing and refining it --not using it as unclaimed property-- that it will become the truly great park that it can be.

**STEP 7 Preparation of the Plan.** With all of the information from above, we would draw a plan for the future of Forest Park. In the plan we would locate planting, and a circulation layout, locations for new architectural elements, water features, indicate plant types (shrub, ground cover, conifer, deciduous, etc.), benches and lighting and major signage, and revised topographic design. Given the number of variables inherent, we will show you and the Parks Department alternative master plan layouts. They and your group would with the alternatives "piece together" the plan which should be drawn for presentation.

**STEP 8 Materials palette and design details.** We propose, in addition to locating all site features on the plan drawing, also giving you a materials palette and design details in a generic way. We would provide you with various alternatives for the different necessary materials and together choose the ones appropriate for the park. We will indicate the materials for path construction, roadway construction, curbs, benches, signage, and planting. This will give you the opportunity to come to a design consensus on the direction and look you want for Forest Park, without the danger of misinterpretation by future designers and planners.

**STEP 9 Preparation of Scopes of Work, Cost Estimates, and Phasing.** Once the plan, generic design details, and materials palette are in hand, we can determine the steps to be taken to get the improvements built. We will define the contract limit lines and scopes of work for the several construction projects necessary to get the plan implemented. Each project would be detailed in such a way that every construction item and the cost of each is clearly indicated. This becomes a very valuable tool for city administrators to use to allocate funds efficiently, and is also particularly attractive to corporate and private philanthropy.

**STEP 10 Funding Alternatives** Once the plan becomes a specific, quantifiable document with a clear agenda, program, and direction, it will be easier to target potential funding sources. For instance, drainage, a major park-wide expense, is not likely to be attractive to private philanthropy, or perhaps even corporate donors. It is the kind of work which usually needs to be generated by public capital budget funding. On the other hand, individuals might want to give smaller gifts like specific trees or benches that would be too encumbered by bureaucratic red tape for city funding. At the same time that likely funding sources are being targeted, creative revenue-generating possibilities can and should be explored. Fund-raising events, lists of foundations, restaurants, or the authority idea already mentioned are all possible ways to generate the money necessary to put the park on a solid footing.



STEP 11 The Report. With the plan, we would produce a report which will include all of the above information including research, maps of existing conditions and historic conditions, a program for usage, a rendered plan drawing, details and materials palettes, cost estimates, scopes of work, phasing, and funding sources.

2) BUDGET ESTIMATE

	BK/DV	Civil Engineer	Architect	Total
I. Review Available Base Information				
A. Maps and plans - aerial photos, topographic maps, utilities plans	\$ 1,000			
B. Reports and studies - traffic and parking surveys, institutional uses, public opinion surveys, demographics, public transit, ordinances, other reports	1,480			
C. Historical research of documents for photos, plans, elevations, sketches of construction materials for site furnishings and architectural elements	3,400			
D. Draw historical plans of at least three eras of the park	8,950			
Subtotal:				14,830
II. Request Additional Information				2,500
III. Site Inventory				
A. Drainage and hydrology				
1. conduct field inspection of hydrologic conditions and assess condition of hydrologic structures		5,000		
2. draw a plan defining each watershed area and drainage way within the park	4,800			
3. evaluate storm drainage inputs and water quality		7,500		
4. assess impact of storm drainage on erosion and water quality		5,000		
5. evaluate potential for reducing erosion and improving water quality		5,000		
B. Draw a slope analysis plan	7,300			
C. Draw an elevations plan and site sections	4,900			
D. Draw a soils analysis plan showing the various soil types and list their chemical and mechanical characteristics	7,450			
E. Prepare a plan showing the condition of all the materials of construction, including paving, curbs, walls, signage, lighting, benches, trash cans, etc.	11,000			
F. Prepare a circulation analysis showing pedestrian and vehicular circulation, parking, and public transportation routes	7,450			
G. Prepare vegetation analysis plan showing the location and conditions of trees, shrubs, ground covers, grass, and the eroded areas	15,000			
H. Prepare a plan indicating the condition of use of each of the park's structures	4,900		15,000	
Subtotal:	62,800	22,500	15,000	100,300



IV. Historical Landscape Analysis	BK/DV	Civil Engineer	Architect	Total
Prepare a plan showing the approximate date of installation of all construction and plant material	13,500			13,500
V. Existing Land Use Analysis				
Prepare a plan showing the various recreation, institutional, and commercial uses within and surrounding the park	7,400			7,400
VI. Prepare a program for future use based on this study and the input of others	13,300	2,500	10,000	25,800
VII. Prepare a redevelopment plan drawing showing the location of structures, roads, paths, active recreation facilities, water features, planting, topographic changes, benches, lights, and major signage	34,400			34,400
VIII. Prepare a materials palette and design details	9,750			9,750
IX. Scopes of Work				
A. Prepare cost estimate list related to the scopes of work	17,300			
B. Prepare a plan showing the areas related to the scopes of work	4,900			
Subtotal:	22,200			22,200
X. Prepare a list of funding alternatives	7,500			
XI. Prepare a report which will contain the plans outlined above and supporting narrative to tie the research, inventory/analysis, and design together. We will provide 20 copies in xerox form with color xerox exhibits.	5,000			
Subtotal:	10,000			10,000
Total:	198,180	25,000	25,000	248,180

### 3) STAFFING CHART

Below is a list of the work items, the people who will do the work, and the hours they will spend.

#### KEY

BK= Bruce Kelly - principal  
DV= David Varnell - principal  
CG= Cathy Garrett - landscape architect  
TJ= Teresa Johnson - apprentice landscape architect  
TL= Tae Kyu Lee - apprentice landscape architect

TASK	HOURS/PERSON
I. Review Available Base Information	
A. Maps and plans - aerial photos, topographic maps, utilities plans	4BK, 4DV
B. Reports and studies - traffic and parking surveys, institutional uses, public opinion surveys, demographics, public transit, ordinances, other reports	10 BK, 12 TJ
C. Historical research of documents for photos, plans, elevations, sketches of construction materials for site furnishings and architectural elements	20 BK, 35 TJ
D. Draw historical plans of at least three eras of the park	25 BK, 65 CG, 80 TJ
II. Request Additional Information	10 BK, 10 DV, 12 TJ
III. Site Inventory	
A. Drainage and hydrology	
1. conduct field inspection of hydrologic conditions and assess condition of hydrologic structures	Civil engineer
2. draw a plan defining each watershed area and drainage way within the park	6 DV, 4 BK, 50 TJ, 60 TL
3. evaluate storm drainage inputs and water quality	Civil engineer
4. assess impact of storm drainage on erosion and water quality	Civil engineer
5. evaluate potential for reducing erosion and improving water quality	Civil engineer
B. Draw a slope analysis plan	4 DV, 230 TL
C. Draw an elevations plan and site sections	4 DV, 150 TL
D. Draw a soils analysis plan showing the various soil types and list their chemical and mechanical characteristics	15 DV, 40 CG, 115 TL
E. Prepare a plan showing the condition of all the materials of construction, including paving, curbs, walls, signage, lighting, benches, trash cans, etc.	20 BK, 20 DV, 100 TL
F. Prepare a circulation analysis showing pedestrian and vehicular circulation, parking, and public transportation routes	20 BK, 10 DV, 20 CG, 115 TL
G. Prepare vegetation analysis plan showing the location and conditions of trees, shrubs, ground covers, grass, and the eroded areas	50 BK, 10 DV, 60 CG, 200 TL
H. Prepare a plan indicating the condition of use of each of the park's structures	20 BK, 10 CG, 80 TL, Architect



#### IV. Historical Landscape Analysis

Prepare a plan showing the approximate date of installation of all construction and plant material

50 BK, 10 DV, 60 CG, 150 TL

#### V. Existing Land Use Analysis

Prepare a plan showing the various recreation, institutional, and commercial uses within and surrounding the park

20 BK, 30 CG, 130 TL

VI. Prepare a program for future use based on this study and the input of others

60 BK, 20 DV, 100 CG, Architect, Civil engineer

VII. Prepare a redevelopment plan drawing showing the location of structures, roads, paths, active recreation facilities, water features, planting, topographic changes, benches, lights, and major signage

50 BK, 50 DV, 200 CG, 180 TJ, 180 TL

VIII. Prepare a materials palette and design details

15 BK, 5 DV, 50 CG, 175 TL

#### IX. Scopes of Work

A. Prepare cost estimate list related to the scopes of work

10 BK, 40 DV, 150 CG, 160 TL

B. Prepare a plan showing the areas related to the scopes of work

20 CG, 30 TL

X. Prepare a list of funding alternatives

50 BK, 25 DV

XI. Prepare a report which will contain the plans outlined above and supporting narrative to tie the research, inventory/analysis, and design together. We will provide 20 copies in xerox form with color xerox exhibits.

40 BK, 20 CG



#### 4) TIMETABLE/FLOWCHART

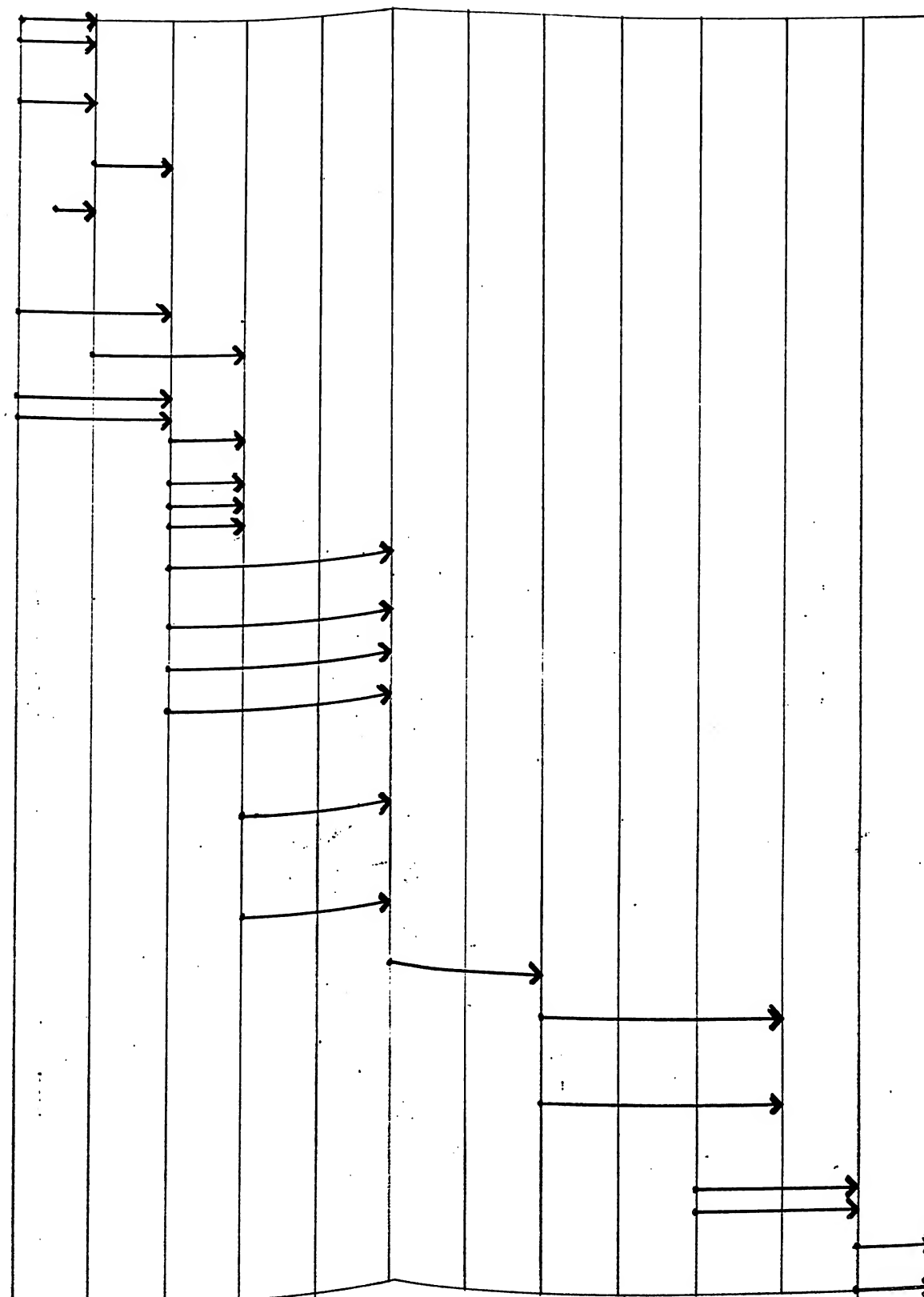
MONTH

0 1 2 3 4 5 6 7 8 9 10 11 12

- I. Review Available Base Information
  - A. Maps and plans - aerial photos, topographic maps, utilities plans
  - B. Reports and studies - traffic and parking surveys, institutional uses, public opinion surveys, demographics, public transit, ordinances, other reports
  - C. Historical research of documents for photos, plans, elevations, sketches of construction materials for site furnishings and architectural elements
  - D. Draw historical plans of at least three eras of the park
- II. Request Additional Information
- III. Site Inventory
  - A. Drainage and hydrology
    1. conduct field inspection of hydrologic conditions and assess condition of hydrologic structures
    2. draw a plan defining each watershed area and drainage way within the park
    3. evaluate storm drainage inputs and water quality
    4. assess impact of storm drainage on erosion and water quality
    5. evaluate potential for reducing erosion and improving water quality
  - B. Draw a slope analysis plan
  - C. Draw an elevations plan and site sections
  - D. Draw a soils analysis plan showing the various soil types and list their chemical and mechanical characteristics
  - E. Prepare a plan showing the condition of all the materials of construction, including paving, curbs, walls, signage, lighting, benches, trash cans, etc.
  - F. Prepare a circulation analysis showing pedestrian and vehicular circulation, parking, and public transportation routes
  - G. Prepare vegetation analysis plan showing the location and conditions of trees, shrubs, ground covers, grass, and the eroded areas
  - H. Prepare a plan indicating the condition of use of each of the park's structures
- IV. Historical Landscape Analysis
 

Prepare a plan showing the approximate date of installation of all construction and plant material
- V. Existing Land Use Analysis
 

Prepare a plan showing the various recreational, institutional, and commercial uses within and surrounding the park
- VI. Prepare a program for future use based on this study and the input of others
- VII. Prepare a redevelopment plan drawing showing the location of structures, roads, paths, active recreation facilities, water features, planting, topographic changes, benches, lights, and major signage
- VIII. Prepare a materials palette and design details
- IX. Scopes of Work
  - A. Prepare cost estimate list related to the scopes of work
  - B. Prepare a plan showing the areas related to the scopes of work
- X. Prepare a list of funding alternatives
- XI. Prepare a report which will contain the plans outlined above and supporting narrative to tie the research, inventory/analysis, and design together. We will provide 20 copies in xerox form with color xerox exhibits.



## 5) A PROJECTION OF THE MEETINGS AND WITH WHOM

### -- Kick-off meeting

This meeting will be among the major players: Forest Park Forever, the Parks Department, and the consultant to make a strategy for proceeding on the plan; to learn the resources available; and to set up a client committee to whom the consultant can relate.

### -- Presentation of the inventory and analysis to the committee

Once the inventory and analysis is completed, this material will be submitted and explained to the committee. The committee will review the material and approve it or ask for clarification, amplification, etc. This may require several meetings to get an approved analysis phase, but since the work is quantitative, debate should be minimal and one meeting may be sufficient.

### -- Presentation of the inventory and analysis to the public

Once there is an approved analysis phase it should be presented to all necessary public officials and somehow -- by a public meeting, through our exhibition or press coverage -- to the public at large. At this point public reaction and opinions should be taken into account.

### -- Meeting with the committee to assess public reaction; to study the directions in which the analysis begins to lead the Redevelopment Plan; and to prepare a program for future use.

### -- Presentation of design alternatives to the committee

For most aspects of the design there will be ideal and perhaps radical solutions on one hand and conservative and more expedient solutions on the other. These many issues will have to be discussed and decisions made on the alternatives to direct the consultant. This will probably require at least six meetings.

### --Presentation of the Redevelopment Plan and material palette to the committee

Since the committee will have been directing the plan, this should be a pro forma meeting.

### -- Presentation of the Redevelopment Plan to the Mayor by the committee, the consultant, the Parks Department, and Forest Park Forever

### -- Presentation of the Redevelopment Plan to other public officials

### -- Presentation of the plan to the public

This meeting projection assumes good luck. Political realities on a multitude of points could necessitate many meetings to convince various constituencies of the rectitude of the planning process.



## 6) DESCRIPTION OF INTERIM AND FINAL PRODUCTS

Historical plans - minimum of three of the entire park

Hydrology analysis plan

Slope analysis plan

Elevations analysis plan

Site sections - minimum of five at the most important locations in the park

Soil analysis plan

Construction materials analysis plan

Historical landscape analysis plan

Existing land use analysis plan

\*\*\*The above will be submitted in final form on approval of this phase of the work.\*\*\*

The Redevelopment Plan

Typical design details plan

Scopes of work areas plan

The program for future use, funding alternatives and scopes of work will be submitted as separate reports at the appropriate phase of the work.

The Redevelopment Plan report will include narratives to explain the plans, the plans listed above, and the program, funding alternatives, and scope of work.

We will submit the 20 bound copies of the report in xerox form.

BRUCE KELLY  DAVID VARNELL

LANDSCAPE ARCHITECTS 532 BROADWAY 10TH FLOOR NEW YORK, NEW YORK 10012 212 967 2360

BRUCE KELLY  
Landscape Architect

Bruce Kelly/David Varnell, Landscape Architects  
532 Broadway  
10th Floor  
New York, NY 10012  
(212) 967-2360

March 1986 Bruce Kelly David/Varnell Landscape Architects  
Present

May 1977 Bruce Kelly Associates, Landscape Architects  
March 1986

As a principal of this firm specializing in full services in site planning, historic preservation, and landscape design, I have been responsible for a series of public and private projects and residential landscape designs.

### Public and Private Projects Include:

- The Republic National Bank roof terraces, New York, N.Y.
- The American Museum of Natural History, landscape for the museum and the New York City Department of Parks and Recreation.
- The New York City Public Library, redesign of existing plaza and exterior spaces for Cambridge Seven Associates, Architects.
- Lincoln Center, New York City, landscape improvement and redesign for Lincoln Center, Inc.
- Boscobel House and garden, Garrison, N.Y., analysis of existing landscape and historic landscape program for Reader's Digest Foundation, Inc.
- Reynolda House and Garden, Winston-Salem, N.C., landscape master planning consultant for Reynolda House Museum, Inc.
- Piers #10 and #11, Department of Ports and Terminals, New York, City, park design on existing piers near Wall Street.
- Rigby, Tennessee, landscape analysis for entire historic town for Building Conservation Technology, Inc.
- Ellis Island, New York City, landscape development for national shrine for National Park Service.
- Roslyn Pond Park, Roslyn, New York,, landscape development for existing park for town of North Hempstead.
- "Sunnyside," Tarrytown, N.Y., historic landscape analysis for Mendel, Mesick, Cohen, Waite, Architects.
- Buffalo Parks System, landscape consultant.  
South Park, Buffalo, N.Y.



Bruce Kelly/2

- Tweed Courthouse, New York City, landscape analysis for Beyer, Blinder, Belle, Architects.
- Jersey City Courthouse landscape for Beyer, Blinder, Belle, Architects.
- Consultant to the Battery Park City Authority, Battery Park City, New York City. Projects include:

South Park  
Pod III Esplanade planting  
West Street, marginal street landscape

- Consultant to the Central Park Administrator, Central Park Conservancy, New York City. Projects include:

Master plan for Central Park, 830 acre restoration plan, primary consultant for \$100 million restoration project.  
Master plan for the Ramble  
Restoration of the Obelisk  
Restoration of the Point  
Landscape design for Strawberry Fields, the John Lennon memorial  
Landscape design for Belvedere Castle  
The James Michael Levin Playground

- Numerous private site and landscape development plans include:

Ambassador and Mrs. Angier Biddle Duke, Southampton, N.Y.  
Mr. and Mrs. Albert Dallas, Thomson, Georgia  
Mrs. Walter Maynard, Southampton, N.Y.  
Ms. Maria Jose Pagliai, Chappaqua, N.Y.  
Mr. Chauncey Stillman, Armenia, N.Y.  
Husband-Hawkins, Patmos, Greece  
Mr. and Mrs. Mark Millard, Southampton, N.Y.  
Palazzo Albrizzi, Venice, Italy

October 1974 - May 1977      Landscape specialist, Central Park Task Force. Services for a full range of technical landscape improvements for Central Park.

July 1974 - September 1974      Historical landscape architect, Cosa, Italy, for the American Academy in Rome. Historic landscape archeology and reconstruction drawings for ancient Roman town.

Bruce Kelly/3

January 1974 - June 1974      Landscape designer, Robert Marvin & Associates, Walterboro, S.C. Preparation of a preliminary design and cost estimate for a \$20 million sports complex.

June 1971 - January 1973      Landscape designer, Cooper-Carry and Associates, Atlanta, Georgia. Site planning for subdivisions, office parks, housing projects, and shopping centers.

#### Professional activities:

Adjunct Professor, Columbia University, School of Architecture, on "The Restoration of Historic Landscapes." These eighteen lectures included history, theory, and practice of recognizing and restoring historic landscapes.

Curator, "Art of the Olmsted Landscape," 1982. Exhibition on the work of Frederick Law Olmsted opened at the Metropolitan Museum of Art, New York City, and traveled to Boston and twelve other cities.

#### Publications:

Books      Art of the Olmsted landscape, Kelly, Guillet, and Hearn. A two volume book on the work of Frederick Law Olmsted, published by the Arts Publisher, 1982

Rebuilding Central Park: A Management and restoration Plan, published by MIT Press, 1987

Articles      "The Rehabilitation of Central Park," Landscape Design, London, August 1982

#### Lectures:

"The American Landscape Tradition," The Frick Art Museum, Pittsburgh, 1984

"Central Park's Landscape Restoration," a tour for the Central Park Conservancy" 1982

"The Ramble Restoration," The National Association of Olmsted Parks, Boston, 1981

"The Ramble Restoration, Central Park," Cornell University, 1980

"The Ramble Master Plan," annual meeting of Friends of Central Park, 1980



Bruce Kelly/4

"The Restoration of Central Park," Royal Academy of Park Planners, London, 1980

"Central Park's Northern End," a tour of the Academy of American Poets, annually from 1976 to 1980

"Central Park, the First Democratic Park," Bryn Mawr College, 1977

"Restoration of Central Park," First Columbia University Preservation Alumni Convocation, 1977

**Public service activities:**

Board of Directors, Central Park Task Force, 1977-1979  
Board of Directors, Public Space Collaborative, 1979 to present  
Board of Directors, Preservation Alumni, Columbia University, 1979-1980  
Board of Directors, National Association of Olmsted Parks, 1984-1985

**Education:**

Bachelor of Landscape Architecture, University of Georgia, 1971  
Master of Historic Preservation, Columbia University, 1974  
Claremont Fellow, England, 1971

F. DAVID VARNELL III  
Landscape Architect

Bruce Kelly/David Varnell, Landscape Architects  
532 Broadway  
10th Floor  
New York, NY 10012  
(212)967-2360

**Professional Experience:**

March 1986 Bruce Kelly/David Varnell  
Present

A principal of this firm organized to provide complete landscape architectural services and specializing in site planning, historic preservation, and landscape design of public, private, and residential projects.

**Public and Private Projects Include:**

- Lynn Woods and High Rock Reservation: a 2,500 acre master plan for the Massachusetts State Department of Environmental Management
- Central Park Projects, New York, N.Y.: The Great Lawn, Strawberry Fields, the James Michael Levin Playground, the Shakespeare Garden, Stranger's Gate, and the Obelisk
- South Park, Battery Park City: a 4 acre garden in lower Manhattan
- The Metropolitan Museum of Art Board Room Terrace, New York, N.Y.
- The DIA Art Foundation Gallery Streetscape, New York, N.Y.
- Boulevard East Promenade, Weehawken, N.J.: a walkway and four parks overlooking the Hudson River and the Manhattan skyline
- The Shoreline Conference Center: a 300 room resort hotel in Palo Alto, California
- The South Lawn of Riverside Park: a restoration of the landmark landscape, New York, N.Y.
- Ravine II in Prospect Park: a restoration of the most dramatic portion of the park, Brooklyn, N.Y.
- Ronald McNair Park: a new park as a memorial to the black astronaut killed in the explosion of the Challenger Shuttle, New York, N.Y.
- South Park: a master plan for restoration of an Olmsted arboretum in Buffalo, New York
- Corporate and private roof terraces in Manhattan
- Estate Gardens in New York, Connecticut, and Long Island



F. David Varnell III/2

March 1982- Chief Landscape Architect, Robert Lamb Hart,  
March 1986 Planners and Architects, New York, specialists  
in the design of new communities and resorts

Responsible for master land planning, site planning, and landscape architecture.  
Project manager for:

- Callaway Gardens Mountain Creek Villas and Cottages: the initial phase of real estate development adjacent to the Gardens, a resort-rental project located in a woodland, garden environment
- Conyers Farm: the subdivision of 1,500 acres in Greenwich, Connecticut, into 15+ acre estates with related polo and equestrian amenities
- The Episcopal High School: a master plan for the historic school in Alexandria, Virginia
- Evergreen: a 300-unit housing facility for the elderly in Cincinnati, Ohio
- Ocean Creek: a 60 acre oceanfront community including a beach club, high-rise oceanfront condominiums, a conference center/condominium hotel, townhouses, patio homes, and a shopping village in Myrtle Beach, South Carolina
- The Harbour: a 100 acre destination resort on the Sandusky Bay of Lake Erie
- The Stokely Farm Resort: a development plan for a resort adjacent to the Smokey Mountains National Forest, Tellico Plains, Tennessee

1971 to 1982 Robert Marvin and Associates, Landscape Architects and Site Planners, Walterboro, South Carolina

Projects over this ten year period range from urban design to residential design.

1978 to 1982	Chief of Design
1973 to 1978	Design Team Captain
1971 to 1973	Apprentice Landscape Architect

#### Urban Planning and Design

The Sea Pines Company, Hilton Head Island, South Carolina:

- The Harbour Town master plan study

F. David Varnell III/3

- The Spring Lake master plan for the resort center of the 300 acre Hilton Head plantation
- The Hilton Head Inn expansion
- The Plantation Golf Club expansion
- Ketch, Cutter, Clipper, and Caravelle Courts at the Harbour Town
- The Summer House Cafe

The Sportsgarden Atlanta master plan for the private recreation club on 100 acres with an indoor/outdoor tennis club, swimming pools, court games, athletic fields, daycare facilities, and playgrounds

#### Land Planning

- Middleton Oaks: a land plan for the subdivision into estate lots of property adjacent to and owned by historic Middleton Gardens, near Charleston, South Carolina
- Black Creek Plantation: land plan for 800 acre community in Florence, South Carolina
- Walnut Grove Plantation: land plan for a 500 acre mixed density residential neighborhood in Spartanburg, South Carolina
- East Kirkwood Land Company; master plan for a 200 acre community in historic Camden, South Carolina
- White's Mill: planned unit development around an historic mill in Spartanburg, South Carolina
- Ocean Point: master plan for golf club, beach club, and two hundred villas oriented to the ocean and the golf courses, Fripp Island, South Carolina

#### Parks and Recreation

- Ida Cason Callaway Gardens: a master plan for the conservation and real estate development of 15,000 acres, including strategy for providing funds for the capital improvement of the 2,000 acre garden and the identification of capital-improvement projects in association with Robert Lamb Hart, Pine Mountain, Georgia
- The Sibley Horticulture Center, Pine Mountain, Georgia
- Moss Creek Plantation Yacht, Tennis, and Golf Club landscape plan, Hilton Head Island, South Carolina



F. David Varnell III/4

**Multi-family Residential**

- Dockside Condominiums: landscape plan for 200 harborside units in Charleston, South Carolina
- Gibbs Terrace: Site plan for 30 luxury townhouses in downtown Columbia, South Carolina
- Quail Hollow Estates: site plan for 125 condominiums in Charlotte, North Carolina
- Other projects include landscape architecture for over 25 residential gardens

**Registration:** States of South Carolina, Georgia, and Kentucky. CLARB.

**Membership:** American Society of Landscape Architects

**Awards:** 1981 American Association of Nurserymen: National Landscape Award for the Henry C. Chambers Park and the waterfront in the downtown Beaufort, South Carolina

1979 American Association of Nurserymen: National Landscape Award for the Harbour Town at Hilton Head, South Carolina, and the Farmers and Merchants Bank in Walterboro and St. George, South Carolina

**Education:** Bachelor of Landscape Architecture, School of Environmental Design, University of Georgia, 1971

**Academic Awards:** National Endowment for the Arts, Traveling Fellowship, 1970  
Phi Eta Sigma Honorary Fraternity  
Certificate of Merit, School of Environmental Design, University of Georgia, 1970-1971  
Certificate of Merit for Excellence in the Study of Landscape Architecture, 1970-1971, by the American Society of Landscape Architects

CATHY GARRETT  
Landscape Architect

**Professional Experience:**

April 1989- Present Bruce Kelly/David Varnell

June 1988- August 1988 NYC Department of City Planning, Office of the Chief Urban Designer, New York, NY  
- Employed as landscape architect intern responsible for reviewing drawings as to compliance with legislation.  
Developed landscape standards documents and drawings for design competition package.

January 1985- August 1987 Landscan Pty Ltd, Landscape Architects, Sydney, NSW, Australia  
- Member of consultant teams working on construction drawings for retirement villages, national corporate headquarters.  
- Project landscape architect for proposals, analyses, schematic design, design development and working drawings for a commercial building, playgrounds, schools, and parks.  
- Team leader of four for resort hotel, design developments through construction.  
- Worked on several visual studies as components of Environmental Impact Assessments.  
- Landscape Architect responsible for securing commission and the work on an historic landscape strategy study for an urban area.  
- Project landscape architect on consultant team for urban plaza as an address for new construction and an historic building.

July 1985- June 1986 Helen B. Armstrong, Landscape Architect, Sydney, Australia  
- Developed master plan, detail design areas for warehouse headquarters.

January 1985- August 1987 Private projects, Sydney, Australia  
- Residential and commercial projects, design through construction.

January 1984- February 1984 Professor Arnold E. Weddle, Sheffield, England  
- Produced grading and planting plans.



**Teaching Experience:**

- January 1989-May 1989 Freshman Landscape Architecture Studio, Cornell University, Ithaca, New York  
- Team-teaching with another graduate student; prepared class lessons, course development, and assignments introducing students to basic design and graphic skills.
- August 1988-December 1988 Professor Tom Johnson, Cornell University, Ithaca, New York  
- Assisted 2nd year graduate students with graphic art and design projects, critiqued presentations, evaluated work.
- January 1988-May 1988 Professor Marvin Adleman, Cornell University, Ithaca, New York  
- Assisted senior undergraduate students with design projects, critiqued presentations, evaluated work.
- August 1987-December 1987 Professor Leonard Mirin, Cornell University, Ithaca, New York  
- Led weekly discussion sessions on landscape architectural history, evaluated work.
- August 1986 Helen B. Armstrong, University of New South Wales, Sydney, Australia  
- Guest lecturer: "Plants and Planting Methods"

**Registration:** Australian Institute of Landscape Architects

**Education:** M.L.A., Cornell University, June 1989  
B.L.Arch., University of New South Wales, November 1984

**Academic awards:** Certificate of Honor for Excellence in the Study of Landscape Architecture, American Society of Landscape Architects, 1989  
Australian Federation of University Women - Queensland Graduate Fellowship, 1988  
English-Speaking Union Graduate Scholarship, 1987  
Lindsay Robertson Graduate Award, University of New South Wales, 1987  
University Medal in Landscape Architecture, University of New South Wales, 1984

TERESA JOHNSON  
Landscape Architect

**Professional Experience:**

- August 1988-Present Bruce Kelly/David Varnell  
- Working individually and as a team member, providing supporting graphics and design development. Performed site inventory and analysis and historical research. Prepared presentation drawings and renderings and working drawings. Projects included the Ravine II restoration in Olmsted's Prospect Park, projects in Central Park, and residential work including estates, urban gardens and terraces, and condominium developments
- January 1985-August 1988 Children's Village, Dobbs Ferry, New York  
Computer programmer/analyst  
- Designed, coded, and implemented computer software systems for financial and management applications  
- Assumed complete responsibility for projects and worked closely with client/users
- January 1982-August 1984 Odyssey Data Systems, New York, New York  
-Computer programmer/analyst
- September 1972-December 1981 New York City Departments of Health, Human Resources, and Addition Services, New York, New York  
- Administration, program evaluation, planning and budgeting, research, and community relations in public health and social service agencies
- October 1969-September 1970 St. Louis County Planning Department, Clayton, Missouri  
- Draftsman

**Education:** B.S.L. Arch., School of Architecture and Environmental Studies, City College of the City University of New York, June 1987

Master of Urban Planning, Hunter College, June 1973

B.A., majors in architecture and psychology, Washington University, St. Louis, Missouri, June 1969



JULIA E. CZERNIAK  
Landscape Architect

**Professional Experience:**

- October 1988-  
Present
- Bruce Kelly/David Varnell  
Work Includes the following:
- project landscape architect for the winning design and construction package in a competition for Central Park, New Britain, Connecticut
  - project landscape architect for an entry in a competition for the Federal Triangle, Washington, D.C., in collaboration with Hardy Holzman Pfeiffer Architects
  - project landscape architect in collaboration with Helix Design Group for the urban design and streetscape for the Euclid Avenue corridor in St. Louis, Missouri
  - primary responsibility for design development for the reconstruction of the South Lawn, Riverside Park, New York City
  - numerous major residential landscapes
- March 1988-  
September 1988
- Glasgow School of Art, Mackintosh School of Architecture, Glasgow, Scotland
- Research assistant to Prof. David MacGowan in the Comfort Technologies
- August 1986-  
September 1987
- Moore & Sullivan, Architects, Bronxville, New York, architecture, urban design, landscape architecture
- conceptual design/site planning for large, multi-family housing projects
- February 1986-  
June 1986
- Walmsley & Company, New York, New York, landscape architecture/historic preservation
- team member for the preservation and reconstruction of Boston's open space system, the "Emerald Necklace"
- October 1984-  
February 1986
- Howard Needles Tammen & Bergendoff, Architects/Engineers/Planners, Kansas City, Missouri
- Selected projects:
- Lead member of a design team that was master planning the \$58 million "Deck at Central Avenue" park and several hundred acres of adjacent land associated with the completion of the I-10 West Papago Inner Loop in Phoenix, Arizona
  - Responsible for the design and construction package for an entry plaza to St. Francis Medical Center in Wichita, Kansas

TAE KYU LEE  
Landscape Architect

**Professional Experience:**

- June 1989-  
Present
- Bruce Kelly/David Varnell
- May 1988-  
August 1988
- Urban Design Department, Korea Research Institute for Human Settlements, Seoul, Korea
- Developed land-use plan and circulation systems for the city population of 200,000
- August 1982-  
December 1982
- 11 Group, KAIST, Seoul, Korea
- Researched traffic circulation systems for Olympic Park and Seoul central business district areas
- February 1982-  
July 1982
- Environmental Research lab, Yonsei University, Seoul, Korea
- Developed a passive solar townhouse design in a project sponsored by ILZRO Corp., USA
- January 1981-  
August 1981
- Housing Research Lab, Hanyang University, Seoul, Korea
- developed plans for the renewal of the Myungdong area; undertook research studies of environmental problems in residence area
- Awards:**
- Korea Architectural Competition (national design competition sponsored by Korean Association of Architects), 3rd prize, 1982
- National Mid-High School Art Contest (sponsored by Seoul Newspaper Company), first prize, 1971
- Education:**
- M.L.Arch., Cornell University, May 1989
- M.S. (Architecture), Yonsei University, August 1986
- B.S. (City Planning), Hanyang University, August 1981
- Academic Awards:**
- Teaching assistantship in design studio, Yonsei University
- Entry Scholarship, Hanyang University



- Involved in developing an educational newsletter, 'The Urban Design Exchange'

January 1984-  
February 1986

Pennsylvania State University, Department of Landscape Architecture, State College, Pennsylvania  
- research assistant for Prof. Eliza Pennypacker; research focused on identifying the physical and cultural determinants of small town character in central Pennsylvania

June 1983-  
August 1983

Melillo and Bauer Associates, Landscape Architects/Site Planners, Point Pleasant Beach, New Jersey  
- summer internship

January 1983-  
May 1983

Centre Region Planning Commission, State College, Pennsylvania  
- independent study investigating the effects of land development on surface drainage and subsurface water

**Memberships:**

American Society of Landscape Architects  
Institute for Urban Design

**Awards:**

ASLA Certificate of Honor, 1984

**Education:**

- M.Arch (with commendation), Mackintosh School of Architecture, University of Glasgow  
- B.S.L.Arch. (Honors Degree), Pennsylvania State University; Highest Distinction (3.84 GPA)  
- "Focus on Design" Summer Architecture Program, Columbia University, summer 1986  
- Non-degree studies in oil painting, drawing, Kansas City Art Institute, summer 1985  
- Non-degree studies in Urban Design, University of Kansas, spring 1985

**Academic Awards:**

Rotary Foundation International Scholarship, 1987-1988  
Golden Key National Honor Society  
Ruth Keith Academic Scholarship, 1980-1983  
Cathy McArdle Scholarship, 1980-1983  
Dean's List, 10 of 12 terms

MILIA TSAOUSSIS  
Landscape Architect

**Professional Experience:**

September 1987-  
Present

Bruce Kelly/David Varnell  
- Project Landscape Architect for the design and construction package for two major residential landscapes  
- Team member for the design of numerous other residential, commercial, and urban park landscapes and streetscapes, including New York's Central Park, several areas of South Park in Buffalo, New York, and the Boulevard East Promenade in Weehawken, New Jersey

September 1986-  
July 1987

Thomas Balsley & Associates, New York, New York  
- Team member and project Landscape Architect in the preparation of design and construction documents of various residential, corporate, and park landscapes including the Queensboro Bridge Plaza in New York City, and St. Mary's Playground and Jericho Park in Bronx, New York

March 1986-  
October 1986

Sullivan & Associates, Philadelphia, Pennsylvania  
- Team member in the preparation of site analysis, schematic designs and master plans for housing developments

June 1985-  
March 1986

Delta Group, Philadelphia, Pennsylvania  
- Project Landscape Architect for the preparation of site analyses, schematic & preliminary design and construction documents for several urban parks and streetscapes

September 1984-  
June 1985

Wallace Roberts & Todd, Philadelphia, Pennsylvania  
- schematic designs, master plans, site analyses for numerous corporate and residential projects; promotional work

May 1984-  
July 1984

National Park Service, Assateague Island, Maryland  
- Project Landscape Architect for development of a master plan for a campground

July 1983-  
September 1983

Stelios Coutsicos & Associates, Athens, Greece  
- Project Landscape Architect for the design and construction documents for a large residential landscape

May 1983-  
July 1983

Division of Natural Resources, National Park Service, Philadelphia, Pennsylvania  
- Graphic artist



**Memberships:** American Society of Landscape Architects

**Awards:** ASLA Certificate of Honor, 1984  
Award for Mural Design: SEPTA Competition, 36th Street Station, Philadelphia; construction completed December 1988  
Art Awards in Illustration: 1974, 1979

**Education:** M.L.A. (with Honors), University of Pennsylvania, May 1984  
Department of Continuing Studies (science and liberal arts), Columbia University, 1978-1981  
B.F.A. (with Honors), Parsons School of Design, New School of Social Research, May 1979

JAMES CONLEY  
Landscape Architect

**Professional Experience:**

April 1989-Present Bruce Kelly/David Varnell  
- Project Landscape Architect for the redesign of High Rock Reservation, Lynn, Massachusetts and the construction phase of the Boulevard East Promenade in Weehawken  
- Team member for several other commercial and residential design projects

October 1986-April 1989 Dean J. Peterson/George C. Lynch Landscape Architects, Southampton, New York  
- Prepared presentation graphics, site analyses, design and working drawings, project research, cost estimates, models  
- Carried out surveys and field inspections

January 1978-October 1986 Monkey Tree Service, Huntington, New York  
\_ Owner-operator. Developed and maintained customer relationships. Residential design and implementation, advertising concepts and designs, personnel management, job estimating, scheduling, administration, and equipment purchasing. Carried out field work: tree climbing, ground work organization, personnel training, and equipment maintenance.

1982-1986 (Summers) R.C. Tree and Landscape Service, Greenlawn, New York  
- Sub-contracted by owner. Developed and serviced customer relationships.

January 1977-January 1978 Tommy Tucker Development, Huntington, New York  
- Construction foreman in charge of implementing commercial and residential designs.

**Education:** B.L.Arch., College of Environmental Science and Forestry, SUNY/Syracuse, December 1986  
- Study program at Cornwall, England  
A.A.S. (Landscape Architecture), Nassau Community College, Uniondale, New York, May 1983

**Academic Awards:** President's Honor List, 1986  
Student Association Scholarship Award, 1986